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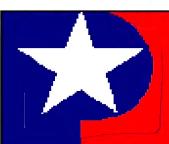
0004

0007.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,387,100 / 1,387,100
USE VALUE: 1,387,100 / 1,387,100
ASSESSED: 1,387,100 / 1,387,100
Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
33-35		WELLINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: LITWACK PETER S &	
Owner 2: BOYLAN LAURA	
Owner 3:	

Street 1: 35 WELLINGTON ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: KARAASLANIAN JACQUELINE -

Owner 2: -

Street 1: PO BOX B

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1922, having primarily Vinyl Exterior and 4322 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	90.	1.23	10									499,499						499,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4500.000	884,000	3,600	499,500	1,387,100		78267
							GIS Ref
							GIS Ref
							Insp Date
							02/26/09

USER DEFINED

Prior Id # 1:	78267
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/30/21	08:58:29
LAST REV Date	Time
09/23/21	10:33:50
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT								Parcel ID	Parcel ID 121.0-0004-0007.A			
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	104	FV	884,000	3600	4,500.	499,500	1,387,100		Year end	12/23/2021		
2021	104	FV	842,400	3600	4,500.	499,500	1,345,500		Year End Roll	12/10/2020		
2020	104	FV	841,800	3600	4,500.	499,500	1,344,900	1,344,900	Year End Roll	12/18/2019		
2019	104	FV	657,500	3600	4,500.	527,300	1,188,400	1,188,400	Year End Roll	1/3/2019		
2018	104	FV	649,200	3600	4,500.	388,500	1,041,300	1,041,300	Year End Roll	12/20/2017		
2017	104	FV	610,300	3600	4,500.	371,900	985,800	985,800	Year End Roll	1/3/2017		
2016	104	FV	610,300	3600	4,500.	344,100	958,000	958,000	Year End	1/4/2016		
2015	104	FV	416,700	3600	4,500.	288,600	708,900	708,900	Year End Roll	12/11/2014		

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.	9385
KARAASLANIAN JA	65230-177	4/17/2015			1,006,000	No	No				
GEARY DAVID J/E	26727-382	10/4/1996			258,000	No	No	Y			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
11/29/2018	1802	Re-Roof	50,000	C					9/23/2021	Mail Update	MM	Mary M
1/13/2016	43	Heat App	2,500		1/13/2016			new furnance	12/1/2016	Left Notice	DGM	D Mann
10/9/2015	1529	Addition	100,000					REAR ADDITION	6/29/2016	Sales Review	PT	Paul T
6/16/2003	482	Add Bath	12,000					RENO BMT	2/26/2009	Measured	372	PATRIOT
4/29/2002	293	Alterati	6,000	C				NEW GARAGE DOORS-R	8/22/2005	Permit Visit	BR	B Rossignol
12/6/1999	816	Porch	18,000	C				NEW BACK STAIRWAY	4/8/2000	Inspected	264	PATRIOT
11/7/1997	679	Dormers	12,000					DORMER	11/17/1999	Mailer Sent	266	PATRIOT
									10/27/1999	Measured	PM	Peter M
									6/28/1999			

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type:	12 - Multi-Conver			Full Bath:	2	Rating:	Good	BK:18835 PG:474.									
Sty Ht:	2T - 2 & 3/4 Sty			A Bath:		Rating:											
(Liv) Units:	2	Total:	2	3/4 Bath:	1	Rating:	Very Good										
Foundation:	2 - Conc. Block			A 3QBth:		Rating:											
Frame:	1 - Wood			1/2 Bath:		Rating:											
Prime Wall:	4 - Vinyl			A HBth:		Rating:											
Sec Wall:		%		OthrFix:		Rating:											
Roof Struct:	2 - Hip			OTHER FEATURES													
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating:	Very Good										
Color:	WHITE			A Kits:		Rating:											
View / Desir:				Fpl:	2	Rating:	Good										
GENERAL INFORMATION				WSFlue:		Rating:											
Grade:	C+ - Average (+)			CONDOS INFORMATION													
Year Blt:	1922	Eff Yr Blt:		Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdct:	G6	Fact:	.	Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL:	STD			Phys Cond:	VG - Very Good	4.6	%	Exterior:	No Unit	RMS	BRS	FL					
Prim Int Wal	2 - Plaster			Functional:			%	Interior:	1	8	4						
Sec Int Wall:		%		Economic:			%	Additions:	1	5	2						
Partition:	T - Typical			Special:			%	Kitchen:									
Prim Floors:	3 - Hardwood			Override:			%	Baths:									
Sec Floors:		%		Total:		4.6	%	Plumbing:									
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ:	170.00	COMPARABLE SALES				Heating:							
Bsmnt Gar:				Size Adj.:	0.95470107	Rate	Parcel ID	Typ	Date	Sale Price	General:						
Electric:	3 - Typical			Const Adj.:	1.03929210												
Insulation:	3 - Typical			Adj \$ / SQ:	168.676												
Int vs Ext:	S			Other Features:	152000												
Heat Fuel:	2 - Gas			Grade Factor:	1.10												
Heat Type:	5 - Steam			NBHD Inf:	1.00000000												
# Heat Sys:	2			NBHD Mod:													
% Heated:	100	% AC:		LUC Factor:	1.00												
Solar HW:	NO	Central Vac:	NO	Adj Total:	926636												
% Com Wal		% Sprinkled		Depreciation:	42625												
				Deprecated Total:	884011												
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make:																	
Model:																	
Serial #:																	
Year:																	
Color:																	
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 121.0-0004-0007.A																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	20X18	F	FR	1930		19.75	T	50	104			3,600	
More: N	Total Yard Items:	3,600		Total Special Features:					Total:			3,600					
SKETCH																	
SUB AREA																	
SUB AREA DETAIL																	
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten							
FFL	First Floor	1,264	168.680	213,207	BMT	100	AFB		75	C							
SFL	Second Floor	1,264	168.680	213,207													
BMT	Basement	1,168	79.070	92,350													
TQS	3/4 Story	918	168.680	154,845													
EFP	Enclos Porch	394	35.480	13,978													
WDK	Deck	284	9.900	2,810													
Net Sketched Area: 5,292				Total:	690,397												
Size Ad	3446	Gross Area	5598	FinArea	4322												
IMAGE																	
AssessPro Patriot Properties, Inc																	